



Unit 1A: Doc#20010205280

Unit 1B: V9807, pg. 1189

1<sup>st</sup> Amendment to the Supplemental Declaration Unit 4A: V11627, pg. 2067.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws executed on 1/18/2002 are attached to and filed with the Certificate filed under Book 15582, pg. 222.

Articles and Certificate of Incorporation filed with the Secretary of State of Texas and are attached to and filed with the Certificate filed under Book 15582, pg. 222.

Resolutions/Policies:

All policies are attached to and filed with the Certificate file under Book 15582, pg 222

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Guidelines:

All guidelines are attached to and filed with the Certificate filed under Book 15582, pg. 222

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Enforcement Policy signed on 1/23/2013 is filed at the county under Book 15943, page 2158

Resolutions/Policies/Guidelines below are filed at the county under document #20140014151, Volume 16530, page 2415.

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Violation Enforcement Policy dated 1/20/2016 is filed under Document Number 20160070711.

SR Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 4/19/2017 are filed under Document Number 20170074707.

The following resolutions dated 9/20/2017 are filed under Document No. 20170188650

- Violation Enforcement Resolution
- Fines for General Violations
- Forced Maintenance

Resolution of the Directors SR Homeowners Association, Inc. by Unanimous Consent for the Board of Directors is filed under Document No. 20180250237

Resolution of the Directors SR Homeowners Association, Inc. by Unanimous Consent for the Board of Directors is filed under Document No. 20190040286

The following SR Homeowners Association, Inc. resolutions are filed under Document No. 20190084451:

Violation Enforcement Resolution with Forced Maintenance schedule and Fines for General Violations.

SR Homeowners Association, Inc. Pool Rules are filed under Document No. 20200020062.

SR Homeowners Association, Inc. Corporate Resolution is filed under Document No. 20200094714.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00

- Update for Statement of Account only:
  - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- 1/4 of the annual assessment amount for unimproved lots - \$94.97 (SA) Totaling \$189.94 annually

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

SR Homeowners Association, Inc.

By: [Signature]

Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

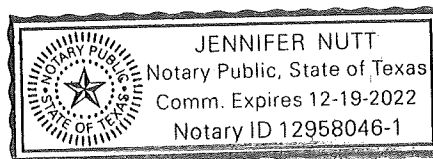
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of SR Homeowners Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210296207  
**Recorded Date:** October 22, 2021  
**Recorded Time:** 3:06 PM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/22/2021 3:06 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk